027.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,700 / 955,700
					USE VALUE:	955,700 / 955,700
					ASSESSED:	955,700 / 955,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86	-88	GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLAND RODERICK J
Owner 2:	
Owner 3:	
Street 1:	88 GRAFTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2870 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	495,800	5,100	454,800	955,700
Total Card	0.114	495,800	5,100	454,800	955,700
Total Parcel	0.114	495,800	5,100	454,800	955,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.97 | /Parcel: 332.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18171

GIS Ref

GIS Ref

Insp Date 07/29/17

!2220!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,900	5100	4,950.	454,800	955,800	955,800	Year End Roll	12/18/2019
2019	104	FV	384,100	5100	4,950.	483,200	872,400	872,400	Year End Roll	1/3/2019
2018	104	FV	384,100	5100	4,950.	352,500	741,700	741,700	Year End Roll	12/20/2017
2017	104	FV	359,900	4600	4,950.	307,000	671,500	671,500	Year End Roll	1/3/2017
2016	104	FV	359,900	4600	4,950.	261,500	626,000	626,000	Year End	1/4/2016
2015	104	FV	320,000	4600	4,950.	255,800	580,400	580,400	Year End Roll	12/11/2014
2014	104	FV	320,000	4600	4,950.	210,300	534,900	534,900	Year End Roll	12/16/2013
2013	104	FV	333,200	4600	4,950.	200,100	537,900	537,900		12/13/2012

PRINT

Date	Time
12/10/20	17:41:01

LAST REV

Date	Time
08/07/17	08:27:38
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON RICH	26572-231		8/9/1996		286,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2014	642	Porch	26,240					
5/20/2014	473	Re-Roof	15,700					
7/7/2010	798	Porch	21,326					REPL PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Meas/Inspect	HS	Hanne S
6/26/2014	External Ins	MM	Mary M
6/18/2014	External Ins	PC	PHIL C
4/4/2009	Inspected	372	PATRIOT
2/23/2009	Measured	372	PATRIOT
5/13/2000	Inspected	197	PATRIOT
11/20/1999	Missed Appt.	263	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	18171
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06047690
Const Adj.:	0.98980200
Adj $ / SQ:	178.443
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673658
Depreciation:	177846
Depreciated Total:	495812

COMMENTS

NO HEAT UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

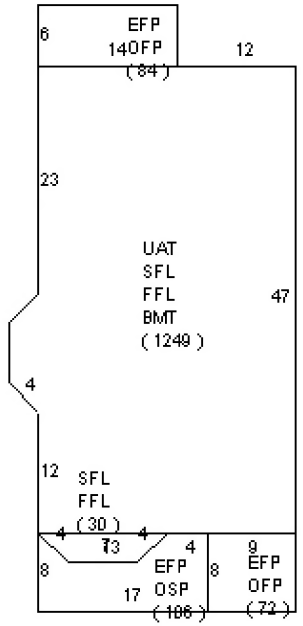
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.44
Special Features:	0	Val/Su Net:	106.78
Final Total:	495800	Val/Su SzAd	193.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,279	178.440	228,228
SFL	Second Floor	1,279	178.440	228,228
BMT	Basement	1,249	53.530	66,862
UAT	Upper Attic	312	99.930	31,202
EFP	Enclos Porch	262	37.230	9,755
OFP	Open Porch	156	26.800	4,181
OSP	Screen Porch	106	34.910	3,701
	Net Sketched Area:	4,643	Total:	572,157
Size Ad	2558	Gross Are	5580	FinArea 2870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100